

Prepared by/Return to:
The Blackburn Law Firm, PLLC
6933 Crumpler, Suite B, Olive Branch, MS. 38654
(662) 895-6116 / FAX: (662) 895-6121

BK 0477PG 0190

STATE MS.-DE SOTO CO. SS

JUL 15 10 25 AM '04

BK 477 PG 190
CH. CLK.

Annie J. Forrest, ET AL,

Grantors

TO

Maxine A. Phillips,

Grantee

WARRANTY DEED

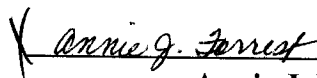
FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Annie J. Forrest and Sylvia Swords**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Maxine A. Phillips**, a single woman, Grantee, that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

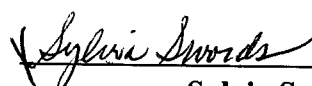
Lot 5, Section A, First Revision, Olive Ridge Subdivision, in Section 26, Township 1 South, Range 6 West, in the City of Olive Branch, DeSoto County, Mississippi, as shown by the plat appearing of record in Plat Book 43, Page 41, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 43, page 41 and/or elsewhere, of the records of De Soto County, Mississippi; and subject to taxes for the year 2004 and all subsequent years.

Taxes for the year 2004 are being pro-rated on an estimated basis as part of this closing. Grantors shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 18 day of June, 2004.


Annie J. Forrest


Sylvia Swords

STATE OF MISSISSIPPI
COUNTY OF DESOTO

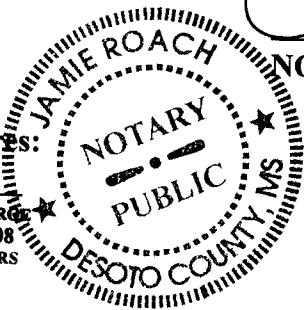
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Annie J. Forrest and Sylvia Swords**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 18 day of June, 2004.

Jamie Roach
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: Mar 15, 2008
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS



Grantors:
Annie J. Forrest and
Sylvia Swords

Grantee:
Maxine A. Phillips

Address:
133 Barton Heights Cove
Byhalia, MS 38611

Address:
7092 Olive Ridge Drive
Olive Branch, MS 38654

Home Telephone: (662) 895-0116

Home Telephone: 901-751-0775

Work Telephone: N/A

Work Telephone: 901-820-6350